

City of Augusta, Maine

DEPARTMENT OF CITY SERVICES

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MEMORANDUM

TO: Judy Lindsey, MaineDOT

FROM: Susan Redmond

DATE: October 8, 2009

RE: **Augusta Exit 112 and 113 Environmental Assessment
Task 3.3.10 Business Activity Levels**

This is a description of business activity levels in the study area since 1990. All of the development described below is along the Civic Center Drive corridor with the exception of the Cancer Center off Old Belgrade Road. The description is largely based on comments from Michael Duguay, Director of Development Services, City of Augusta, and is organized in chronological order. Many specific examples of businesses and offices developed within this period of time are given. However, it is not an exhaustive listing.

In 1992, the Marketplace Phase 1 was developed. Walmart and Sam's Club were built as two anchor stores. The movie theater, Barnes and Noble, Michael's, and Red Lobster followed the two anchor stores. From 1992 to 1997 there was a slow period of growth along Civic Center Drive.

Between 1997 to 1999, the amount of development along Civic Center Drive reached critical mass. The rate of development markedly increased and there was a fast period of growth until 2006-2007. In this period of time, The Marketplace Phase 2 was developed. It included Home Depot, Old Navy, and Linens 'N Things as three anchor stores. Pier One, Strawberries, Panera, Eddie Bauer, Pac Sun, Eastern Mountain Sports, and Longhorn were also developed in this phase.

North Park Grill opened between Darin Drive and SCI. North Park Grill was a restaurant with a movie theater in it (it is now North Park Business Park). There was little development between Darin Drive and SCI at the time North Park Grill opened. American Mattress (at the Civic Center Drive and Leighton Road intersection) and the Maine Department of Health and Human Services office (on outer Civic Center Drive) were built. NRF bought the Central Maine Business Park (Gabriel Drive) and Harpers bought the Central Maine Commerce Center. Denny's and Duncan Donuts were developed (south of Townsend Road intersection).

The Marketplace Phase 3 was developed. It included Kohl's, Dick's, and Circuit City as anchor stores. The University of Maine at Augusta redesigned its courtyard and constructed the Holocaust Center and the Randall Memorial Union building. The Maine State Police, Maine Emergency Management Agency, and MaineDOT moved into the old SCI building in the Central Maine

Commerce Center. The Great Wall, Kentucky Fried Chicken, and Taco Bell were constructed along Civic Center Drive. J.S. McCarthy (Darin Drive) and the Fairfield Inn (Anthony Ave) were constructed.

In 2006-2007, the pace of development slowed. However, development has still been significant since that time. Examples of new development since 2006 along the Civic Center Drive corridor include the Fairfield Inn (Anthony Avenue), a dental office off Industrial Drive, Concord Trailways (Industrial Drive), Advanced Auto (outer Civic Center Drive), Tractor Supply Company (outer Civic Center Drive), and a professional office building (Commerce Drive). Construction of the Cancer Center on Old Belgrade Road was begun in 2006.